

## Attachment 2

## Site Search Summary

In general, a “site search area” is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need problem while still allowing for orderly integration of the site into a network such as AT&T’s, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicants seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in AT&T’s network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations. In the case of this particular site search area in East Hartford, no tall, non-tower structures were located within the identified area of need. The area consists of mainly residential structures. There are no existing structures within the search area adequate to meet the coverage requirements of the proposed facility.

As noted below, both AT&T and MCM investigated a number of different parcels of land within and near this area for construction of a new facility. AT&T also investigated potential sites which the Town of East Hartford including Gorman Park. The Applicants found these sites to be adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or inappropriate for the siting of a facility or technically inadequate to satisfy AT&T’s coverage requirements in this area of need.

## Properties Investigated by AT&T

AT&T's representatives identified and investigated eleven (11) sites in and around the East Hartford site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. East Hartford suggested one additional location on town property ultimately deemed unavailable by the Town for leasing. MCM also investigated five (5) other sites. Descriptions of the sites investigated are set forth below along as well as a map depicting the approximate location of the sites investigated.

1. Address: 56 Hills Street  
Owner: Ken and Michelle Dedominicis  
Map/Block/Lot: 42 - 370  
Lot Size: 5.38 AC

*This property is the Candidate B site.*

2. Address: 330 Hill Street  
Owner: Town of East Hartford  
Map/Block/Lot: 53 - 32  
Lot Size: 15.011 AC

*The Town of East Hartford was not interested in leasing space to AT&T. Albert Costa, director of Facilities for East Hartford Schools brought up the proposal at a March 7, 2011 School Facilities Committee meeting and the committee voted to not consider the proposal for a wireless facility.*

3. Address: 1301 Forbes Street  
Owner: South Congregational Church  
Map/Block/Lot: 41 - 42  
Lot Size: 1.7 AC

*The parcel was not feasible from a Radio Frequency perspective. It would not cover the intended area.*

4. Address: 985 Forbes Street  
Owner: Joseph E and Nicholas G III Depietro  
Map/Block/Lot: 43 – 98 PT  
Lot Size: 5+

*The property owner was sent a letter dated January 27, 2011 to which there was no response. A phone call was made and voicemail left on February 4<sup>th</sup>, 2011. There has been no response from the candidate.*

5. Address: 528 Brewer Street  
Owner: Church of St. Christopher  
Map/Block/Lot: 43 - 209  
Lot Size: 10.00 AC

*The property owner was sent a letter on May 1, 2011 to which there was no response. There has been no response from the owners and therefore the site deemed not viable by AT&T.*

6. Address: 173 Forest Street  
Owner: John W. & Margaret H Leonard Trustees  
Map/Block/Lot: 54 - 87  
Lot Size: 5.6 AC

*The site is constrained by wetlands and thus rejected by AT&T.*

7. Address: 1235 Forbes Street  
Owner: Town of East Hartford – Goodwin School  
Map/Block/Lot: 42-1  
Lot Size: 11.5 AC

*The Town of East Hartford was not interested in leasing space to AT&T. Albert Costa, Director of Facilities for East Hartford Schools brought up the proposal at the March 7, 2011 School Facilities Committee meeting and the committee voted to not consider the proposal for a wireless facility.*

8. Address: 299 May Road  
Owner: Jessie K. Handel  
Map/Block/Lot: 41 – 144  
Lot Size: 10.1 AC

*The parcel was rejected by AT&T Radio Frequency Engineers as a candidate.*

9. Address: 175 Hills Street  
Owner: Town of East Hartford  
Map/Block/Lot: 53 – 140  
Lot Size: 38.3 AC

*The site is constrained by wetlands and thus rejected by AT&T.*

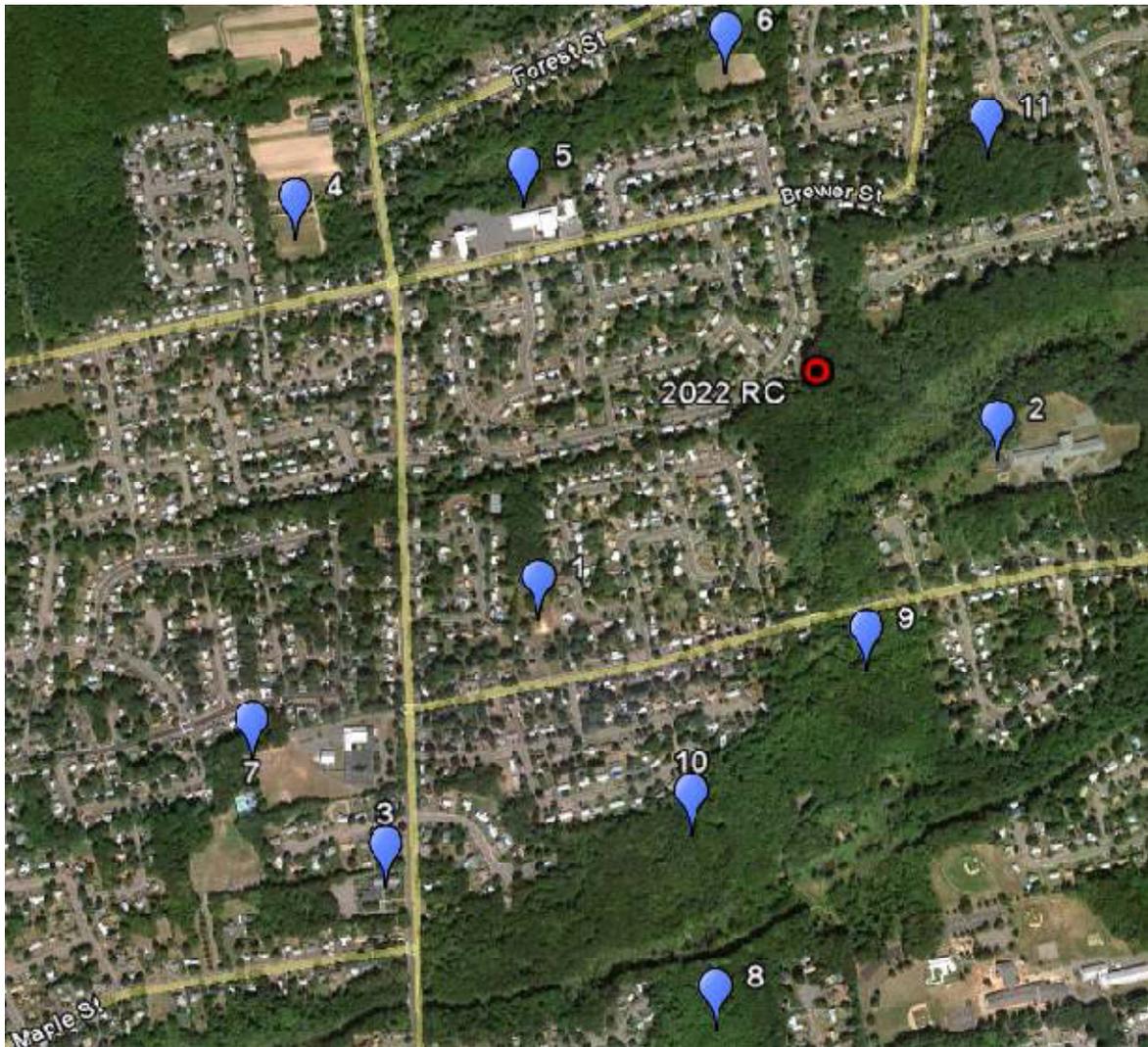
10. Address: Forbes Street  
Owner: Town of East Hartford  
Map/Block/Lot: Undetermined  
Lot Size: 18.518 AC

*The site is constrained by wetlands according to the East Hartford GIS and thus rejected by AT&T.*

11. Address: 795 Brewer  
Owner: Bernie R. Hamlin  
Map/Block/Lot: 54 - 117  
Lot Size: Undetermined

*The site is constrained by wetlands according and thus rejected by AT&T.*

Map of AT&T Search

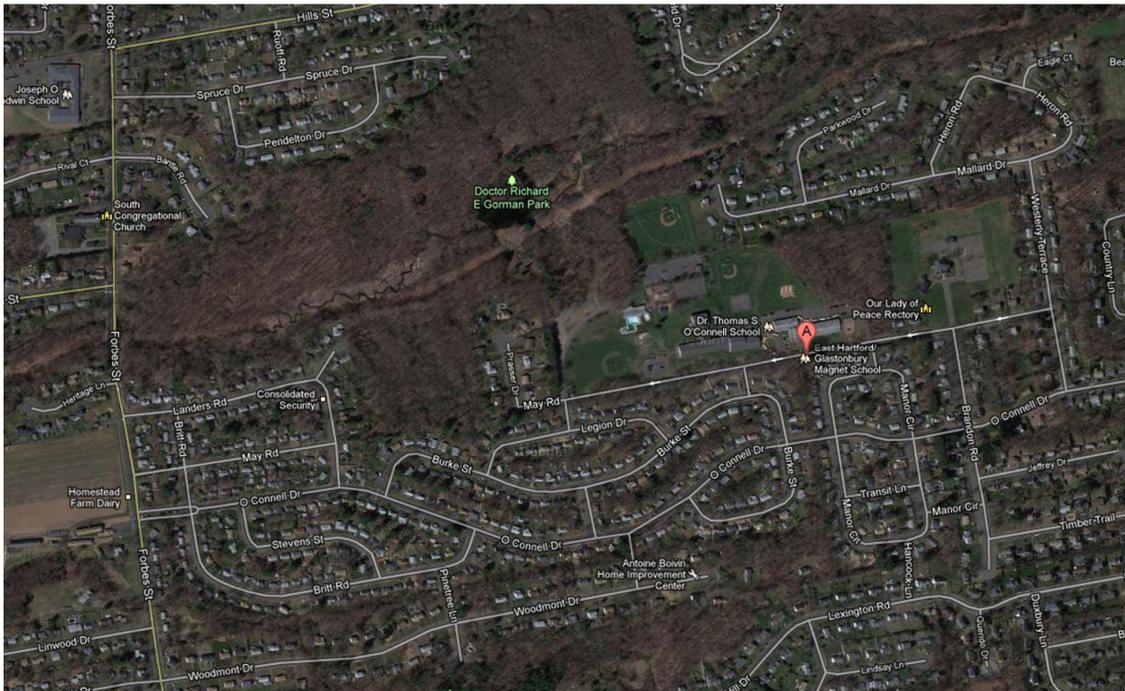


## Property Proposed By Town of East Hartford as Potential Alternative

1. Address: 305 May Road (Richard E. Gorman Park)  
Owner: Town of East Hartford

*While this location was originally suggested as a potential alternative to AT&T during its technical consultation, it was later determined by the Town that this parcel was not available for lease.*

### Map of Gorman Park



Properties Investigated by MCM

1. Address: 63 Wickham Dr  
Owner: Ronald and Katherine Dayton  
Map/Block/Lot: 63 – 338  
Lot Size: 0.58 AC

*Owner contacted MCM for cell tower evaluation. Site was declined due to the small lot size and coverage by existing home.*

2. Address: 370 May Rd  
Owner: Church of Our Lady of Peace  
Map/Block/Lot: 52 – 185  
Lot Size: 9.78 AC

*The property owner was not interested in leasing space for use as a cell tower.*

3. Address: 465 Hills St  
Owner: Henry J. Krause Revocable Trust  
Map/Block/Lot: 63 – 348  
Lot Size: 11.94 AC

*This property is candidate A and hosts a commercial catering business operating on the property*

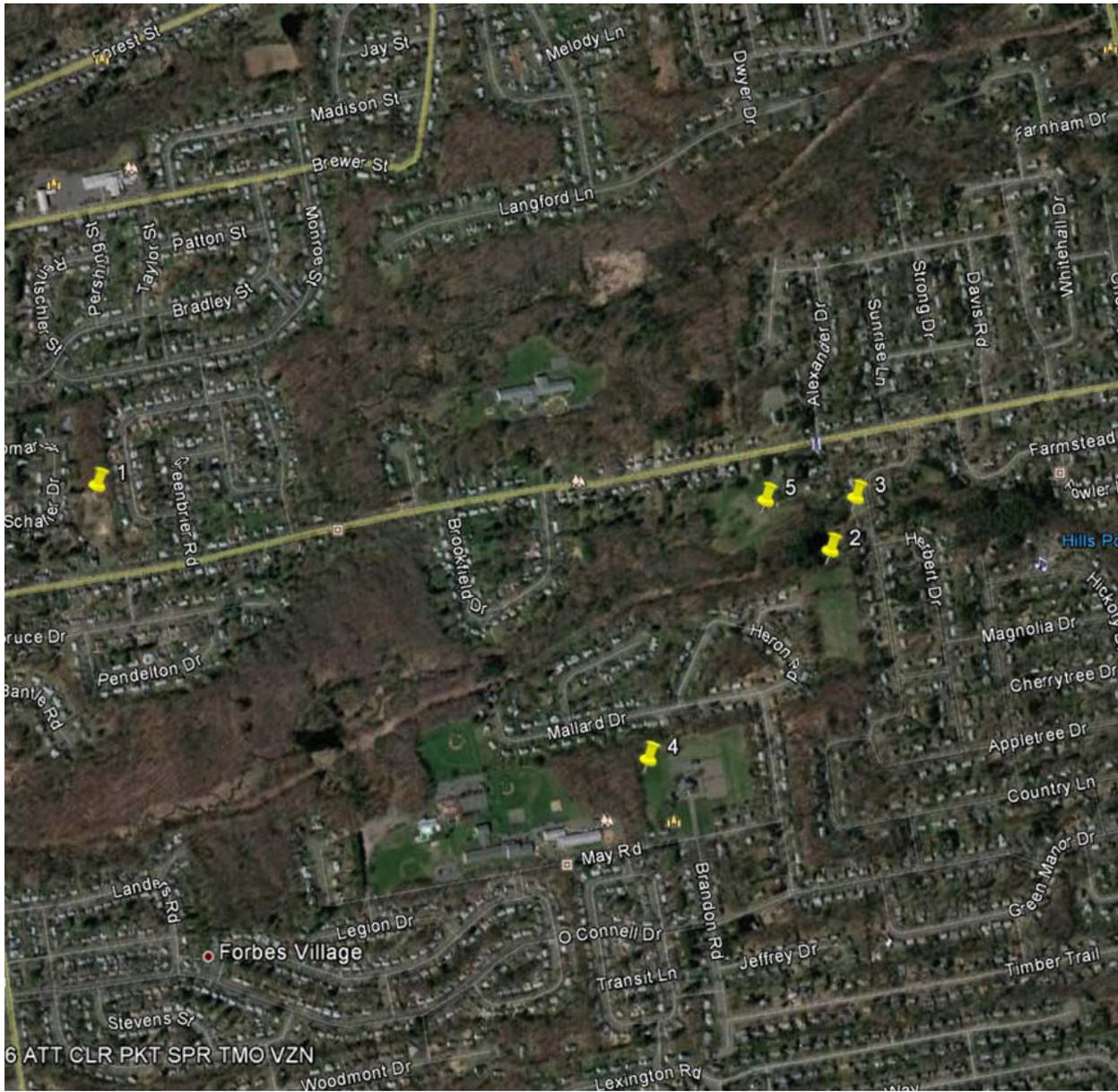
4. Address: 441 Hills St  
Owner: Richard F and Mary Ann Smith  
Map/Block/Lot: 53 – 63  
Lot Size: 6.2 AC

*The property has minimal screening and MCM decided not to pursue it compared to other candidates available with less visibility.*

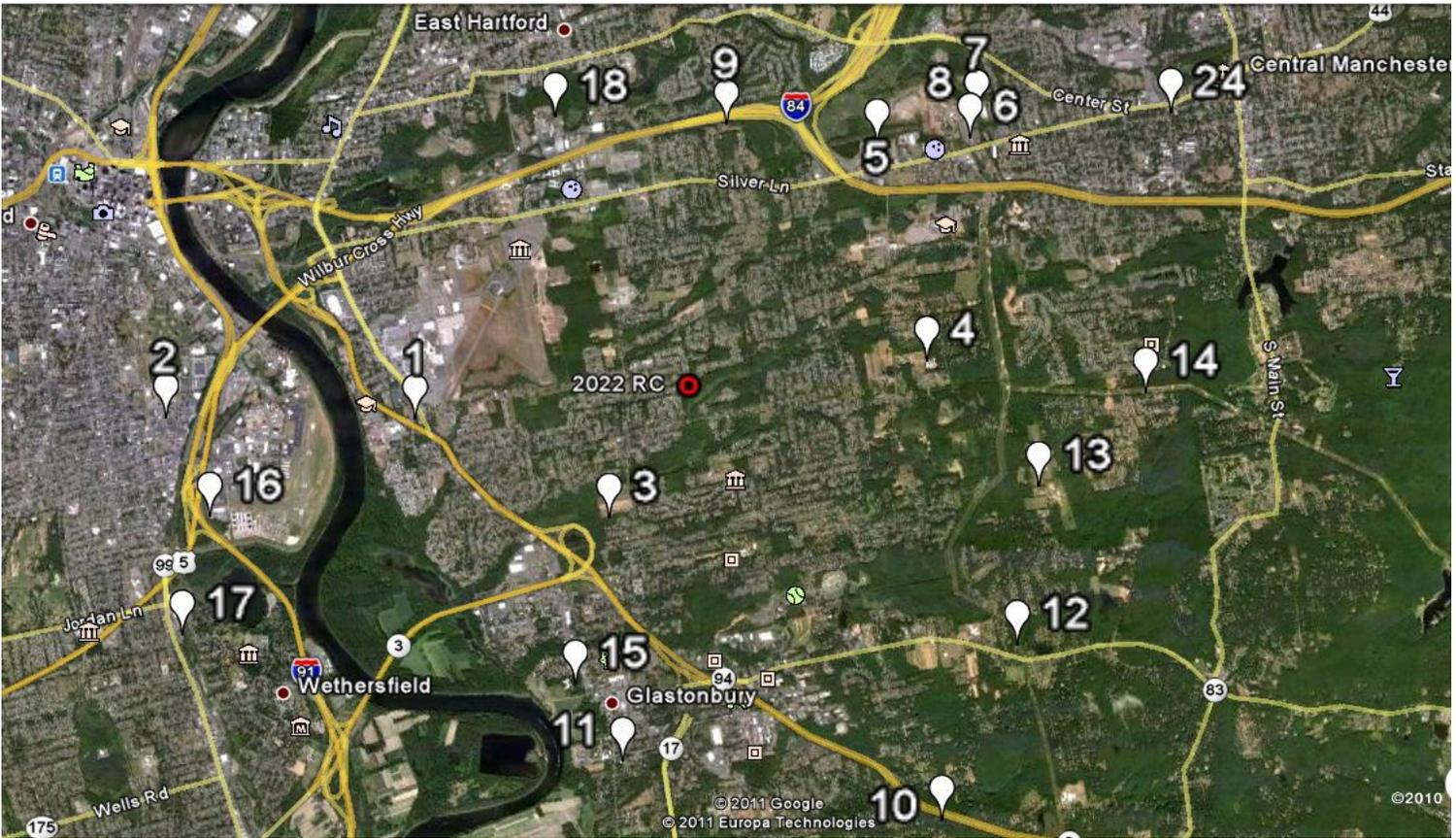
5. Address: 441 Hills St  
Owner: Richard F and Mary Ann Smith  
Map/Block/Lot: 53 – 63  
Lot Size: 6.2 AC

*The property has minimal screening and MCM decided not to pursue it compared to other candidates available with less visibility.*

Map of MCM Search



# EXISTING SITES MAP



## Existing Wireless Facility Inventory

<u>NO.</u>	<u>Owner</u>	<u>Address</u>	<u>Town</u>	<u>Height</u>	<u>Type</u>	<u>Source</u>	<u>Coordinates</u>	
1	T-Mobile	287 Main Street	East Hartford	83	Flagpole	CSC Database	41.74236	-72.63374
2	American Tower	99 Meadow Street	Hartford	150	Monopole	CSC Database	41.74319	-72.66753
3	Crown	1455 Forbes Street	East Hartford	130	Monopole	CSC Database	41.7315556	-72.6078139
4	CL&P	575 Hillstown Road	Manchester	70	Other	CSC Database	41.7469444	-72.5642056
5	VoiceStream	205 Spencer Street	Manchester	125	Flagpole	CSC Database	41.7696333	-72.5700833
6	CL&P	Olcott Street	Manchester	200	Transmission line Structure	CSC Database	41.7699611	-72.5574611
7	CL&P	Olcott Street	Manchester	200	Structure	CSC Database	41.7724083	-72.5564639
8	CL&P	190 Olcott Street	Manchester	155	Other	CSC Database	41.7723889	-72.5564444
9	East Hartford	100 Sunset	East Hartford	140	SS	CSC Database	41.7720000	-72.5904028
10	Optasite	58 Montano Rd.	Glastonbury	120		CSC Database	41.6994444	-72.5640000
11	Glastonbury	2108 Main St	Glastonbury	169	SS	CSC Database	41.7062222	-72.6069167
12	CL&P	1492 Hebron Ave	Glastonbury	130	Stanchion	CSC Database	41.7172833	-72.5531250
13	Greater Hartford CATV, Inc	577 Bell Street	Glastonbury	90	SS	CSC Database	41.7336417	-72.5496778
14	CL&P	595 Keeney Street	Manchester	120	Stanchion	CSC Database	41.7430556	-72.5349444
15	Nextel	2577 Main Street	Glastonbury	130	SS	CSC Database	41.7143583	-72.6130472
16	AT&T	223 Brainard Road	Hartford	98	Monopole	CSC Database	41.7327778	-72.6619444
17	Wethersfield PD	250 Silas Deane Hwy	Weatherfield	120	Monopole	CSC Database	41.7206139	-72.6660611
18	Marcus Group	148 Roberts Street	East Hartford	130	Monopole	CSC Database	41.7733417	-72.6136111
19	American Tower	2 Prestige Park Dr.	East Hartford	150	Monopole	CSC Database	41.7881694	-72.6007583
20	Crown	190 Burnham Street	South Windsor	110	Monopole	CSC Database	41.8001306	-72.6158750
21	Sprint	67 McGuire Road	South Windsor	150	Monopole	CSC Database	41.8029917	-72.6172111
22	William B. Thorton	60 Adams Street	Manchester	140	Monopole	CSC Database	41.7940667	-72.5553444
23	Optasite	640 Hilliard	Manchester	150	Monopole	CSC Database	41.7845000	-72.5508056
24	Crown	266 Center Street	Manchester	128	Monopole	CSC Database	41.7719361	-72.5302333